



COMMUNITY DEVELOPMENT • 1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1790

## PLANNING COMMISSION

### CASE NO. 2023-1087

CITY OF HUDSON LAND DEVELOPMENT CODE TEXT AMENDMENT TO CHAPTERS 1205 “ZONING DISTRICTS-CITY OF HUDSON MAP” AND 1206 “USE REGULATIONS” OF THE LAND DEVELOPMENT CODE RELATIVE TO THE REGULATION OF VAPE SHOPS, PAWN SHOPS, TATTOO PARLORS, AND MARIJUANA DISPENSARIES.”

### RECOMMENDATION

Based on the evidence and representations to the Commission by City staff at a public hearing of the Planning Commission held at the regular meeting of December 11, 2023 the Planning Commission finds the proposed text amendment to be in substantial compliance with the appropriate review standards of Section 1204.01 and recommends approval of the amendment with the following recommendations to City Council:

1. Amend the use tables in Section 1206.01 to incorporate the proposed category.
2. Relocate the setback criteria from the 1205 use text to a special condition No. 34 within Section 1206.
3. Revise Whereas Clause #4 to state “the city has a legitimate, substantial, and compelling interest in encouraging economic investment in the community, while protecting the general health, safety, and welfare of the community”.
4. Revise Whereas #7 to state “community” instead of “citizens”.
5. Review the proposed definition of marijuana dispensaries and confirm the proper Ohio Revised Code reference (Chapters 3780, 3796) is incorporated for recreational marijuana as the proposed citation may refer to medical marijuana.
6. Limit the allowable zoning district allowance to District 9.
7. Revise the amendment to add “Hookah Lounge” to the list to described and permitted uses.
8. Revise the definition of Vape and Smoke Shop to “retail establishments that drive more than 25% of its gross revenue or 25% of its floor area” rather than the proposed 50%.
9. Revise the definition of “Tattoo” to reference method of placing *permanent* designs.
10. Resolve the Land Development Code conflict between the proposed amendment and the existing regulations applicable to Medical Marijuana facilities in Section 1206.

Dated: December 18, 2023

CITY OF HUDSON  
PLANNING COMMISSION

*Ron Stolle*

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Ron Stolle, Chair